

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting
Monday, September 15, 2008
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Acting Chairman), B. Gardner, R. Hall, K. Holt,
P. Kochenburger, P. Plante, B. Pociask, B. Ryan,
Members absent: R. Favretti
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff present: G. Meitzler (Wetlands Agent)

Acting Chairman Goodwin called the special meeting to order at 7:00 p.m. Alternate Lombard was appointed to act in Favretti's absence.

Outstanding Enforcement Action:

W1400 - Glode - Stafford Rd near Mansfield City Rd

Meitzler noted that no clean up has occurred at this time, adding that the Glodes have hired a surveyor as they are disputing that the dumping is on their property. Plante requested that action be postponed for two weeks, as he is asking the Lions Club to clean up the property as a community service. The consensus of the Agency was to wait until the next meeting to see if the Lions Club will agree to assist with the cleanup.

Old Business:

W1414 - R.F. Crossen Constr. LLC - Storrs Rd. - 6 lot subdivision

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **R.F. Crossen Contractors LLC** (file no. W1414), for a 6-lot subdivision on property owned by the applicant, located on the north side of Storrs Road, as shown on plans dated 3/31/2008 revised through 7/29/2008, and as described in other application submissions. This action is based on the application submissions, all evidence and testimony presented in a public hearing held on September 2, 2008, observations made on a field trip to the site on August 26, 2008, and consideration of applicable regulations.

The Agency hereby finds:

1. Credibility in the testimony from the applicant's engineer, supported by testimony from John Ianni, soil scientist, concluding that the locations chosen for the two driveway wetland crossings are "conveyance" wetland areas rather than "containment" areas. The driveway crossings being placed in the "conveyance" wetland sections should minimize impact on the flood storage function of this portion of the Nelson's Brook wetland system. The long term water storage function of the site's wetlands will be preserved by the avoidance of construction activity in the wetland containment areas on the site.
2. The revision changing the two brook crossings from piped flow to open bottom arch pipes is an acceptable alteration to the previously submitted

design for the brook flow at these two crossings that will preserve the existing wetland function of these wetlands. The design is considered consistent with the 2008 DEP Guidelines for Stream Crossings booklet.

3. The sediment and erosion plan treatment of the two driveway crossings is considered consistent with the CT. DEP Water Quality Guidelines. The drainage design submitted indicates the open bottom arched pipe installation has been proposed to limit flooding and maintain wetland function. In addition, the driveway crossing nearest Storrs Road has a down-slope approaching the actual wetland crossing that has been provided with a stormwater retention basin to contain sedimentation and moderate run-off.
4. The project offers a long term commitment of resources in the preservation of more than 26 acres of open space dedication to the Town.
5. Although proposed development area envelopes are close to wetland areas, slopes are not significant in these areas and undeveloped buffer areas near wetlands can be preserved.
6. A feasible and prudent alternative does not exist based on evidence presented at the public hearing. There will be some loss of wetlands at each crossing but the appropriate locations and protective treatments have been proposed.

Based on the above considerations, the Agency hereby finds this project will not cause significant impact, provided the following conditions are met:

- A. The proposed wetland crossings shall be constructed during low flow periods, typically during the late summer period. The Inland Wetlands Agent shall be contacted prior to the start of this work and the Agent shall determine the appropriateness of the proposed construction period. Once started the crossing work and associated drainage improvements shall be completed expeditiously, and disturbed areas stabilized in accordance with the approved plans.
- B. To help ensure prompt completion of the wetland crossings, and driveway drainage outlet areas and all other storm water management improvements, a \$5,000 cash site-development bond, with a bonding agreement to be approved by the Inland Wetlands Agency Chairman with staff assistance, shall be posted before common driveway work begins.
- C. No construction permits shall be issued until all required state and federal permits have been obtained. Any revisions to the Storm Water Management Plan shall be reviewed and approved by the Inland Wetlands Agency before installation work begins. Any changes to the plans may require additional review by the Agency.
- D. Best Development Practices, as outlined on the Erosion Control Notes and Detail sheet of the plans, shall be followed.
- E. All erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

- F. No construction permits shall be issued until legal documents are filed on the land records for the open space dedication area and until this area is delineated with surveying pins and open space tags placed every 50' to 100' along the open space boundaries.
- G. To help reduce the potential for impacts on wetland areas proximate to the subdivision's development area envelopes, the final maps shall be revised as follows:
 - 1. The area west of proposed development on Lots 13, 16 and 17 (in general, west of depicted development area envelopes) shall be added to the open space area to be deeded to the town.
 - 2. Conservation Easement areas shall be placed on Lots 12, 13, 14, 16 and 17. These easements shall include wetland areas and areas between wetlands and development area envelopes. As considered appropriate, the easement areas may be made larger to facilitate delineation. On those lots that abut open space areas to be deeded to the town, the easement or buffer areas may be added to the open space parcel. As appropriate, the easements shall authorize the construction and maintenance of driveway and drainage improvements. Any questions regarding open space or conservation easement delineations shall be resolved by the IWA Chairman with staff assistance.

This approval is valid for a period of five years (until September 15, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

Adjournment:

The meeting was adjourned at 7:17 p.m.

Respectfully submitted,
Katherine K. Holt, Secretary